



ADVOCATES & NOTARY

Earth Associates

OFFICE : Earth Associates, 214, Silver Square, Opp. Dena Bank, Nr. Dipak School,
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Ref No.TC/42/2022

To,
Shivam Developers,
Mouje-Laxmipura, Tal-Vatva,
Dist-Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being non-agriculture land for residential cum commercial uses bearing revenue Survey no.187 admeasuring 5059 sq.mts., Town Planning Scheme No.81, Final Plot No.36 admeasuring 3035 sq. mts. of Mouje-Laxmipura, Taluka-Vatva in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to Shivam Developers and its partners.

This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. I gave a public notice published in the daily newspaper "Gujarat Samachar" on 12th day of March' 2021, inviting claims, if any, in upon or to the property above referred to. I haven't received any claim till date in response thereto. Accordingly I have investigated the title to the said property as detailed and described in the Title Report annexed herewith and believing the



[1]

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same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts; subject to:

- a) Usual Declaration cum Indemnity on Title being made.
- b) Verification of all the original documents while transfer.
- c) To follow the Law, Act and Rules if applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of immovable property being non-agriculture land for residential cum commercial uses bearing revenue Survey no.187 admeasuring 5059 sq.mts., Town Planning Scheme No.81, Final Plot No.36 admeasuring 3035 sq. mts. of Mouje-Laxmipura, Taluka-Vatva in the Registration Dist. and Sub-Dist. of Ahmedabad



DATED THIS 7th day of March' 2022 at Ahmedabad.



S. D. Mishra
Advocate & Notary



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Ref No.TCR/42/2022

To,
Shivam Developers,
Mouje-Laxmipura, Tal-Vatva,
Dist-Ahmedabad.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being non-agriculture land for residential cum commercial uses bearing revenue Survey no.187 admeasuring 5059 sq.mts.,Town Planning Scheme No.81, Final Plot No.36 admeasuring 3035 sq. mts. of Mouje-Laxmipura, Taluka-Vatva in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to Shivam Developers and its partners.



I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1987, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.

[1]



ADVOCATES & NOTARY

Earth Associates

1. That the property is in question i.e. agriculture land situated at mouje- Laxmipura, Taluka Vatva in the Registration District and Sub District of Ahmedabad, bearing revenue Survey No.226 admeasuring 1 acre 10 guntha prior to 1951 belongs to Laxmiprasad Harilal.
2. That the revenue entry no.16 is not made available.
3. That the revenue entry no.232 is not made available.
4. That the revenue entry no.236 is not made available.
5. That the earlier owner of the said land Bechardas Zaverdas sold, conveyed and transferred the said land of old survey no.226 to Laxmiprasad Harilal in Rs.700/- by way of saledeed dated 04/12/1942. Accordingly Laxmiprasad Harilal became the owner of the said land. Ref.mutation entry no.395 dated 04/04/1943.
6. Thereafter said land had been declared as fragment land under the provisions of The Bombay Prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area of 2 Acre for Jarayat and 20 Guntha for Kyari. Ref. mutation entry no. 486 dated 09/05/1951.
7. Thereafter the name of Aatmaram Ramdas was entered as ordinary tenant in the revenue record of said land. Ref. mutation entry no.560 dated 12/01/1955.
8. Thereafter as per the order of Hon. Dy. Collector and Agriculture land tribunal officer dated 22/02/1960 bearing order no.Ta.Hu.No. T.N.C.1338/59 the purchase certificate was issued to Tenant Aatmaram Ramdas as he had paid the purchase price of Rs.1000/- therefore said land was allotted to him on restricted tenure and his name was entered in the column of Occupier. Ref.mutation entry no.674 dated 15/03/1960.





ADVOCATES & NOTARY

Earth Associates

9. Thereafter as per the order of Hon. Settlement Commissioner and Director of Land Records, Ahmedabad dated 25/05/1963 bearing no.Con/Ahmedabad-158 the consolidation scheme was sanctioned in the said village and published on 06/06/1963 in the official Gazette of Govt. of Gujarat on page no.-1618, accordingly the work of possession handover was completed in the said village and the occupier has been allotted consolidated lands. Further said land has been given new block no.187 admeasuring 5059 sq. mts. in place of old survey no.226. Ref. mutation entry no.746 dated 02/09/1964.
10. Thereafter the owner of said land Patel Atmaram Ramdas died on 13/10/1968 leaving behind him his legal heir namely 1. Patel Ranchhodbhai Atmaram, 2. Kantaben Atmaram and 3. Puriben widow of Atmaram Ramdas. Accordingly the names of said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.794 dated 20/01/1979.
11. Thereafter as per the order of Hon. Secretary, Govt. of Gujarat, Revenue Department, the relaxation as per section-20 of Urban Land Ceiling and Regulation Act 1976 was given for agriculture activity by removing lands from different zones as per the terms and condition laid down in said order. Ref. mutation entry no.996 dated 21/12/1981.
12. Thereafter the co-owner of said land Ranchhodbhai Atmaram Patel died on 09/03/1994 and his wife Shantaben Ranchhodbhai Patel died on 09/03/1994 leaving behind them their legal heir namely 1. Jayeshkumar Ranchhodbhai Patel, 2. Anandiben Ranchhodbhai Patel, 3. Naynaben Ranchhodbhai Patel, 4. Jashodaben Ranchhodbhai Patel, 5. Urmilaben Ranchhodbhai Patel, 6.





ADVOCATES & NOTARY

Earth Associates

Kalilasben Ranchhodbhai Patel and 7. Kokilaben Ranchhodbhai Patel. Accordingly the names of said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.1156 dated 30/05/1994.

13. Thereafter the co-owner of the said land Puriben Atmaram Patel died intestate on 23/12/1982 leaving behind her legal heir namely 1. Kantaben Atmaram Patel, 2. Kailasben Ranchhodbhai Patel, 3. Anandiben Ranchhodbhai, 4. Kokilaben Ranchhodbhai, 5. Naynaben Ranchhodbhai, 6. Urmilaben Ranchhodbhai, 7. Jashodaben Ranchhodbhai and 8. Jayeshkumar Ranchhodbhai Patel. Accordingly the names of said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.1164 dated 04/07/1994.

14. Thereafter the co-owner of said land Kantaben Atmaram Patel released, relinquished and waived all her undivided right title and interest pertain to said land in favour of her niece and nephew. Accordingly her name was deleted from the revenue record of said land. Ref. mutation entry no.1165 dated 14/07/1994.

15. Thereafter the co-owner of the said land Kailashben wife of Ranchhodbhai died intestate on 03/03/2000 leaving behind her legal heir namely 1. Pravinbhai Babulal, 2. Sunilbhai Babulal and 3. Rajendrabhai Babulal. Accordingly the names of said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.1634 dated 19/03/2010.

16. Thereafter the co-owner of the said land Kokilaben Ranchhodbhai died intestate on 26/07/2006 leaving behind her legal heir namely 1. Harishbhai Rameshbhai, 2. Rakeshbhai Rameshbhai and 3. Sonalben Rameshbhai. Accordingly the names of said legal heir





ADVOCATES & NOTARY

Earth Associates

have been entered in the revenue record of said land. Ref. mutation entry no.1635 dated 19/03/2010.

17. Thereafter as per the order dated 25/04/2011 bearing order no. Jamin/Pra.Sa.pra./Laxmipura/ S.R.339/10 passed by the Dy. Collector, Viramgam Prant, Ahmedabad said land of Survey no.187 admeasuring 3035 sq. mts. was converted from Restricted tenure to old tenure for agriculture purpose as per the terms and condition contained therein. Ref. mutation entry no.1742 dated 06/05/2011.

18. Thereafter the co-owner of said land 1. Anandiben Ranchhodbhai, 2. Jasodaben @Jyotsaben Ranchhobhai, 3. Urmilaben Ranchhodbhai, 4. Naynaben Ranchhodbhai, 5. Harishbhai Rameshbhai, 6. Rakeshbhai Rameshbhai, 7. Sonalben Rameshbhai, 8. Pravinbhai Babulal, 9. Sunilabhai Babulal and 10. Rajendrabhai Babulal released, relinquished and waived all their undivided right title and interest pertain to said land in favour of Jayeshbhai Ranchhodbhai by way of Declaration. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.1776 dated 10/08/2011.

19. Thereafter the owner of said land Jayeshkumar Ranchhodbhai Patel sold conveyed and transferred said land of Survey no.187 admeasuring 3035 sq. mts. to Umang Hiralal Thakkar by way of saledeed dated 03/01/2012 registered before the Sub Registrar office at Ahmedabad-14 (Dakori) under sr.no.10. Accordingly Umang Hiralal Thakkar became the owner of the said land. Ref. mutation entry no.1804 dated 03/01/2012.

While conducting search from sub registry record it was found that the owner of said land Jayeshkumar Ranchhodbhai Patel given and granted POA with respect to said land of Survey no.187





ADVOCATES & NOTARY

Earth Associates

admeasuring 3035 sq. mts. to Umang Hiralal Thakkar by way of registered POA dated 03/01/2012 registered before the Sub Registrar office at Ahmedabad-14 (Dakori) under sr.no.11.

Similarly the legal heir of Jayeshbhai Ranchhodbhai namely 1.Rekhaben wife of Jayeshbhai Ranchhodbhai, 2. Sandipbhai Jayeshbhai Patel, 3. Maulikbhai Jayeshbhai Patel and 4. Dhavalbhai Jayeshbhai Patel had confirmed the saledeed dated 03/01/2012 bearing sr.no.10 executed with respect to said land of Survey no.187 admeasuring 3035 sq. mts. in favour of Umang Hiralal Thakkar by way of registered confirmation deed dated 03/01/2012 registered before the Sub Registrar office at Ahmedabad-14 (Dakori) under sr.no.12.

20. That the said land of Survey no.187 admeasuring 5059 sq. mts. was included in Town Planning Scheme No.81 (Lambha-Laxmipura) and allotted Final Plot No.36 admeasuring 3035 sq. mts. in lieu of said land.

21. Thereafter through notification dated 17/03/2012 bearing no.PAFAR/102011/275/L/1 issued by the Revenue Department, the Daskroi taluka and City Taluka of Ahmedabad district were revised and declared two new taluka as Ahmedabad (East) and Ahmedabad (West) apart from Laxmipura village included under the Ahmedabad (East) taluka. Ref. mutation entry no.1847 dated 03/05/2012.

22. Thereafter as per the order dated 25/04/2011 bearing order no.Jamin/Pra.Sa.pra./Laxmipura/ S.R.339/10 passed by the Dy. Collector, Viramgam Prant, Ahmedabad said land of Survey no.187 admeasuring 3035 sq. mts. was converted from Restricted tenure to old tenure for agriculture purpose. The Hon. City Dy, Collector





ADVOCATES & NOTARY

Earth Associates

Ahmedabad East vide order dated 30/07/2012 bearing order no.Jamin/Pra/Sa/Pra/Laxmipura/SR-339/2010 the time duration for getting non agriculture permission was extended upto 24/12/2012 as per the terms and condition contained therein. Ref. mutation entry no.1873 dated 21/08/2012

23. Thereafter the owner of the said land of Survey no.187 of Town Planning Scheme No.81 Final Plot No.36 admeasuring 3035 sq. mts. granted Non-agriculture use permission for residence and commercial purpose by way of order passed by the Hon. District Collector, Ahmedabad on 03/10/2012 bearing no. EST/N.A./Ta. Bi.Khe./Tatkal/Sec-65/S.R.26/2012. Ref. mutation entry no.1880 dated 28/12/2012.

24. Thereafter the owner of said land Umang Hiralal Thakkar sold, conveyed and transfer the said non agriculture land of Survey no.187 admeasuring 5059 sq. mts., Town Planning Scheme No.81 Final Plot No.36 admeasuring 3035 sq. mts. to K. Mehta & Co., a partnership firm representing through its authorized partner Maheshkumar Fakirchand Maheta by self and as a karta and manager of his HUF and Relief Construction Co., a partnership firm representing through its authorized partner Maheshkumar Fakirchand Maheta by self and as a karta and manager of his HUF by way of saledeed dated 19/06/2019 registered before the Sub Registrar office at Ahmedabad-11 (Aslali) under sr.no.7670. Accordingly K. Mehta & Co., a partnership firm and Relief Construction Co. became the owner of the said land. Ref. mutation entry no.2236 dated 26/06/2019.

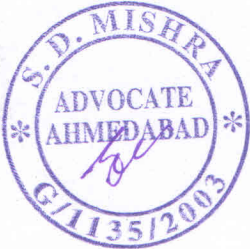




ADVOCATES & NOTARY

Earth Associates

25. Thereafter the owner of said land K. Mehta & Co., a partnership firm representing through its authorized partner Maheshkumar Fakirchand Maheta by self and as a karta and manager of his HUF and Relief Construction Co., a partnership firm representing through its authorized partner Maheshkumar Fakirchand Maheta by self and as a karta and manager of his HUF sold, conveyed and transfer the said non agriculture land of Survey no.187 admeasuring 5059 sq. mts., Town Planning Scheme No.81 Final Plot No.36 admeasuring 3035 sq. mts. (2535 sq. mts. residential and 500 sq. mts. commercial uses) to Shivam Developers, a partnership firm by way of saledeed dated 07/06/2021 registered before the Sub Registrar office at Ahmedabad-11 (Aslali) under sr.no.8607 dated 08/06/2021. Accordingly Shivam Developers and its partner became the owner of the said land. Ref. mutation entry no.2362 dated 09/06/2021.
26. Thereafter the owner of the said land Shivam Developers had planned a Residential cum Commercial Project on the said land namely "PUSHPAM HEIGHTS" comprising 2 building Blocks namely A and B, comprising of Cellar together with Ground Floor for parking and seven upper floors, consisting of 21 commercial shops on Ground Floor and 149 residential flats/apartment on First to Fourteen Floor and commencement letter was issued by AMC on 07/02/2022 bearing no. 05752/111021/A5258/R0/M1.
27. While conducting search from sub registry record it was found that the earlier owner of said land Umang Hiralal Thakkar had availed loan of Rs.1,50,00,000/- from Central Bank of India over the said land against security for repayment. Accordingly said bank has created its charge over the said land by way of mortgage deed





ADVOCATES & NOTARY

Earth Associates

dated 24/10/2016 registered before the sub registrar office at Ahmedabad-11 (Aslali) under sr.no.9961. Further in relation to said mortgage deed parties entered into rectification deed dated 08/03/2018 registered before the sub registrar office at Ahmedabad-11 (Aslali) under sr.no.3183. Thereafter the owner of the said land had repaid the loan availed over the said land from Central Bank of India. Accordingly said bank has released the said land from its charge by way of registered release deed dated 03/12/2018 registered before the sub registrar office at Ahmedabad-11 (Aslali) under sr.no.17275.

28. Further while conducting search from sub registry record it was found that the earlier owner of said land Umang Haribhai Thakkar had agreed to sale the said land of Survey no.187 admeasuring 5059 sq. mts., Town Planning Scheme No.81 Final Plot No.36 admeasuring 3035 sq. mts. to Tarini Johri by way of agreement for sale dated 26/11/2018 registered before the Sub Registrar office at Ahmedabad-11 (Aslali) under sr.no.16806. Thereafter said Tarini Johri had cancelled said agreement for sale in favour of Umangbhai Haribhai Thakkar by way of cancellation agreement dated 26/06/2019 registered before the Sub Registrar office at Ahmedabad-11 (Aslali) under sr.no.7978.

29. Further while conducting search from sub registry record it was found that the earlier owner of said land Umang Haribhai Thakkar had agreed to sale the said land of Survey no.187 admeasuring 5059 sq. mts., Town Planning Scheme No.81 Final Plot No.36 admeasuring 3035 sq. mts. to Anjanaben Hasmukhbhai Shah by way of agreement for sale dated 17/07/2012 registered before the Sub Registrar office at Ahmedabad-13 (City Taluka) under





ADVOCATES & NOTARY

Earth Associates

sr.no.888. Thereafter said Snjanaben Hasmukhbhai Shah had cancelled said agreement for sale in favour of Umangbhai Haribhai Thakkar by way of cancellation agreement dated 08/03/2019 registered before the Sub Registrar office at Ahmedabad-13 (City Taluka) under sr.no.455.

30. That earlier I have issued Title Clearance Report and certificate in respect of said land vide and for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued earlier on 12/03/2021 in the daily newspaper "Gujarat Samachar" Ahmedabad, in lieu of the said public notice no any objection has been received by us any person till that date. However for the issuance of the further Title Report and Certificate in respect of said land no public notice was given, however relying on the documents and papers produced to me and as per the latest search of sub registry record and revenue record this title certificate is issued.
31. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.
32. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records of the year 1986 to 1993 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.
33. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any





ADVOCATES & NOTARY

Earth Associates

pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby opine that, the said land as on date solely belongs to Shivam Developers a partnership firm and Relief Construction Co. a partnership firm and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Shivam Developers a partnership firm is the owner of the said land and except them no any other person having any right, title or interest over the said land. That the said land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a). Usual Declaration cum Indemnity on Title being made.
- b). Verification of all the original documents while transfer.
- c). To follow the Law, Act and Rules if applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it..



DATED THIS 7th day of March' 2022 at Ahmedabad.

S.D. Mishra
Advocate & Notary